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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

850,800 / 850,800

USE VALUE:

850,800 / 850,800

ASSESSED:

850,800 / 850,800



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
4		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TAVIAN MICHAEL G	
Owner 2:	
Owner 3:	

Street 1: 4 RICHFIELD ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: TAVIAN MICHAEL G/TRUSTEE -

Owner 2: 4 RICHFIELD RD REALTY TRUST -

Street 1: 4 RICHFIELD ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,330 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Stucco Exterior and 1812 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7330		Sq. Ft.	Site		0	70.	0.87	12									447,931						447,900	

Total AC/HA: 0.16827

Total SF/SM: 7330

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 447,931

Spl Credit

Total: 447,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

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EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	6 - Stucco	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	5 - Tile	
Color:	BEIGE	
View / Desir:		

GENERAL INFORMATION

Grade:	B - Good (-)
Year Blt:	1928
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

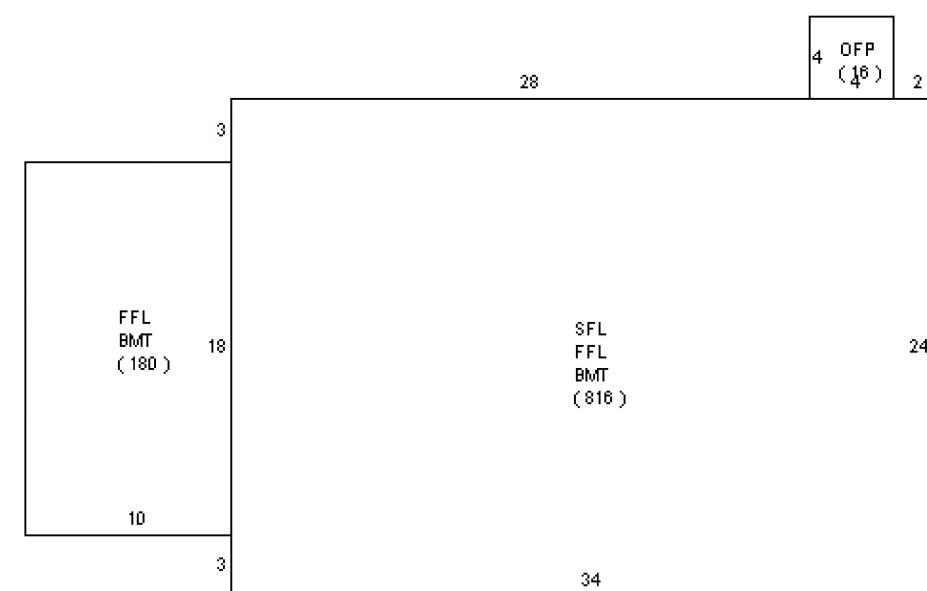
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1928	27.63	T	40	101			3,300			3,300

BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

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SKETCH**OTHER FEATURES**

Kits:	1	Rating:	Average
A Kits:		Rating:	
Fpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			
Economic:			
Special:			
Override:			
Total:	18.6	%	

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.22947025
Const Adj.:	1.01727176
Adj \$ / SQ:	156.338
Other Features:	75000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	490915
Depreciation:	91310
Depreciated Total:	399605

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	189.17
Special Features:	0	Val/Su Net:	141.50
Final Total:	399600	Val/Su SzAd:	220.53

PARCEL ID

066.0-0002-0003.0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	996	46.900	46,714						
FFL	First Floor	996	156.340	155,713						
SFL	Second Floor	816	156.340	127,572						
OPF	Open Porch	16	44.760	716						
	Net Sketched Area:	2,824		330,715						
	Size Ad	1812	Gross Are	2824	FinArea	1812				

IMAGE